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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G	18 G	

PORTSTEWART

89 Coleraine Road

BT55 7HR

Offers Over £289,500

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A fabulous three bedroom detached chalet bungalow with additional rooms upstairs situated on the main Coleraine Road approaching Portstewart. The accommodation is surprisingly spacious and has been maintained very well over the years. This delightful home also benefits from a very mature and spacious rear and side garden offering ample space with detached garage to side. The property itself is close to a host of local amenities including the Promenade, beach and golf course. Ideally suited as a main home the property will suit a wide spectrum of potential purchasers for those seeking a well located home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, No. 89 will be located on your right hand side between the Burnside Road roundabout and before the entrance to Seafield Park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

3'9 wide with under stairs storage cupboard and stairs leading to first floor.

Glass stained door leading to:

Lounge:

With tiled fireplace and hearth, plaster coving and cornicing. 18'11 x 10'4



Dining Area:

With cupboard with louvre doors, plaster coving and cornicing. 11'5 x 10'2



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for cooker, extractor fan above, space for fridge, glass display cabinets, drawer bank, saucepan drawer, larder cupboard and tiled floor.

17'9 x 7'10



Living Room:

With plaster coving and cornicing. 12'9 x 11'3



Bedroom 1:

11'5 x 8'4



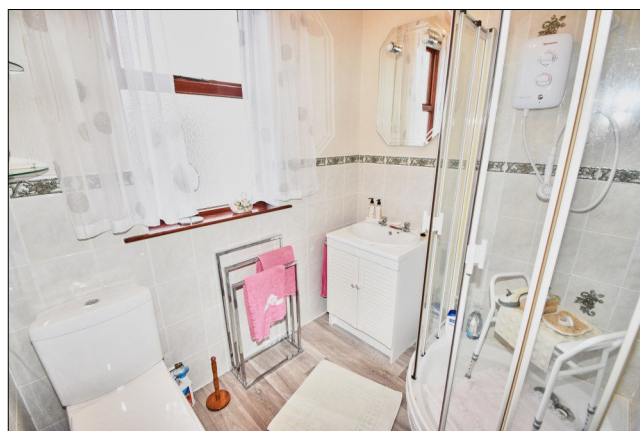
Bedroom 2:

9'8 x 8'6



Shower Room:

With white suite comprising w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle and half tiled walls.

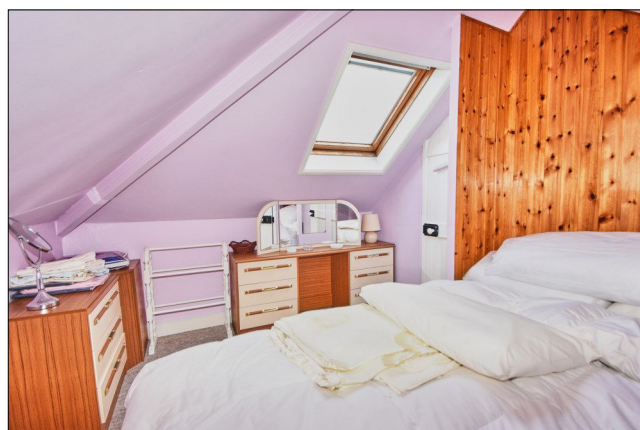
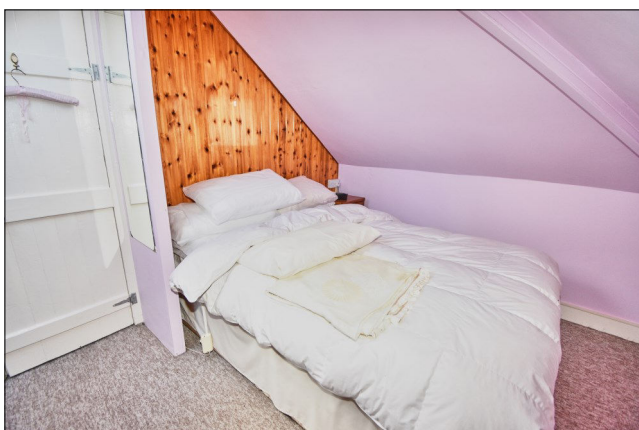


FIRST FLOOR:

Landing:

Room 3:

9'5 x 8'5



Room 4:

With 'Velux' window. 11'3 x 7'4

EXTERIOR FEATURES:

Outside to the rear there is one of the largest gardens the agents have ever encountered within the town centre surrounded by trees and shrubbery. There are a selection of out houses and stores with paved patio area. Outside to front there is a garden area laid in lawn with tarmac driveway extending to garage and store above.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Mostly Mahogany Double Glazed Windows
- ** Extremely Large Site With Possible Development Potential Subject To Necessary Consents
- ** Very Popular Residential Location

TENURE:

Leasehold

CAPITAL VALUE:

£155,000 (Rates: £1348.81 p/a approx.)

